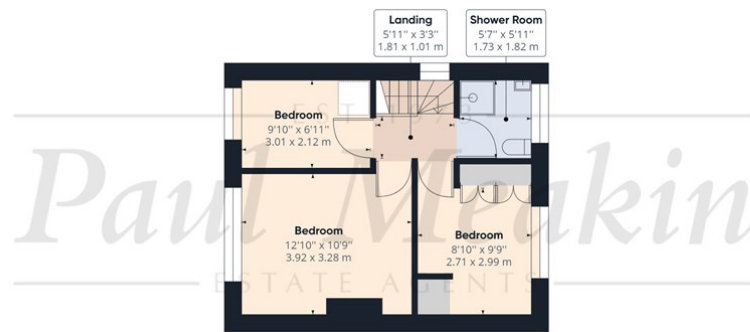


Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
 1244.23 ft²
 115.59 m²

Reduced headroom
 2.84 ft²
 0.26 m²

(1) Excluding balconies and terrace:

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

EST 1973
Paul Meakin £485,000 Wolsey Crescent, Croydon, CR0 0PE
 ESTATE AGENTS

- Chain Free
- Off Street Parking
- Garden
- Close to amenities and transport links
- Another property entrusted to Paul Meakin

We are delighted to welcome to the market this extremely well presented CHAIN FREE four bedroom extended semi-detached house situated on the popular Boots Estate in New Addington. The property benefits from a refitted kitchen/diner, lounge, reception room, downstairs W/C, downstairs bedroom, large rear garden, gas central heating, double glazed windows throughout and off street parking for multiple cars. This property is conveniently located for frequent bus and tram services to surrounding areas, local schools and amenities, within walking distance. Call now to book your viewing.



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

ENTRANCE HALL

LOUNGE
13'4" x 12'0" (4.06 x 3.66)

RECEPTION ROOM
11'11" x 8'2" (3.63 x 2.49)

KITCHEN
10'1" x 7'5" (3.07 x 2.26)

DINING ROOM
10'5" x 25'1" (3.18 x 7.65)

DOWNSTAIRS W/C

BEDROOM FOUR
17'5" x 7'8" (5.31 x 2.34)

LANDING

BEDROOM ONE
12'10" x 10'9" (3.91 x 3.28)

BEDROOM TWO
9'9" x 8'10" (2.97 x 2.69)

BEDROOM THREE
9'10" x 6'11" (3 x 2.11)

SHOWER ROOM

GARDEN

OFF STREET PARKING

